



# Benchley Hill

Hitchin,  
Hertfordshire, SG4 0NL  
Guide Price £435,000

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A well presented three bedroom semi-detached family home located in a highly sought after area of east Hitchin. The property is situated within walking distance of Hitchin's historic town centre, mainline train station and only a few minutes stroll from open countryside.

This home offers wonderfully light and well balanced accommodation throughout arranged over two floors. The accommodation commences with a welcoming entrance hall, which leads to the main living areas of the house. The ground floor features a bright living room with patio doors leading out to the amazing rear garden. The dining room offers a bay window to the front and leads through to the kitchen area. The kitchen offers views over the rear garden and a door through the side storage areas which in turn leads through to the outside cloakroom. Upstairs, offers a generous landing leading to a light and airy principal bedroom with a large window giving plenty of light. There are two further bedrooms and a family bathroom. The property resides on a generous plot of 0.10 of an acre with a generous garden bordered by mature trees. To the front is a garden area and pathway leading to the front door.

Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide variety of restaurants and pubs and highly regarded girls and boys schools. There is also a mainline railway station providing direct access to Kings Cross and Cambridge.

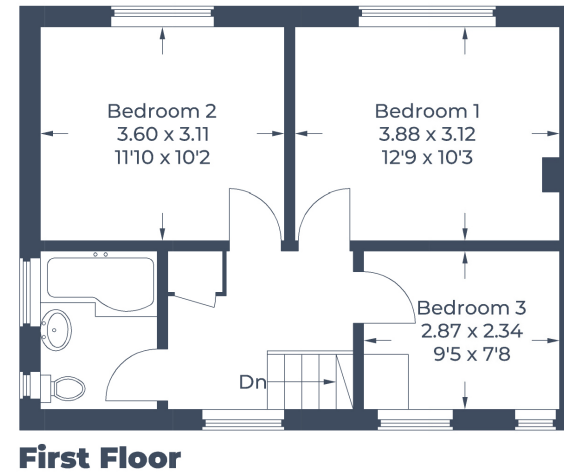
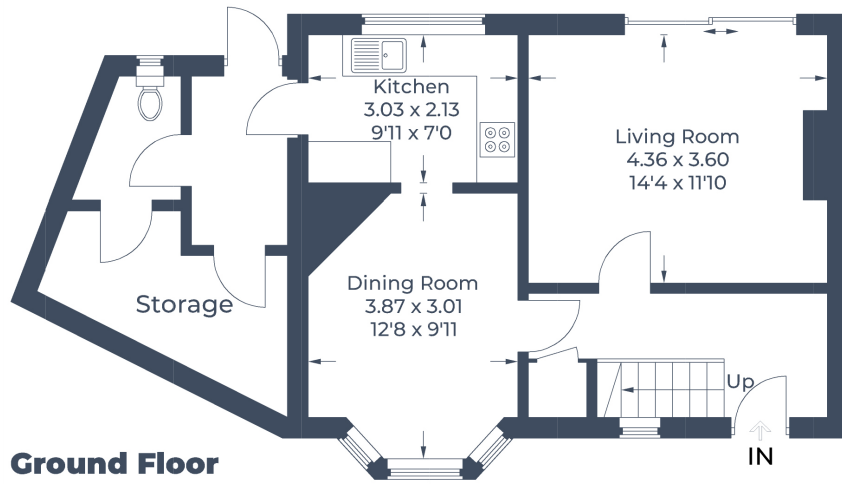
- A generous three bedroom family home
- Separate reception rooms and ample outside rooms and storage
- Wonderful enclosed rear garden with patio area
- Sought after location in East Hitchin
- 0.9 mile, 21 mins walk to Hitchin mainline railway station (as per Google Maps)
- 1.6 mile, 35 mins walk to Hitchin town centre (as per Google Maps)







Approximate Gross Internal Area  
 Ground Floor = 57.9 sq m / 623 sq ft  
 First Floor = 41.9 sq m / 451 sq ft  
 Total = 99.8 sq m / 1,074 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	83	86
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC

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Viewing by appointment only

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